

# FACILITIES CONDITIONS ASSESSMENTS to support LONG-RANGE FACILITIES MASTER PLANNING



# **Norfolk Public Schools**

Steering Committee #1, May 1, 2025

#### **Facilities Conditions Assessments**

**SCI - System Condition Index**: A numeric score between 0 and 1 which quantifies the condition of building and/or site systems and components in the context of their anticipated useful life. 0 = new and 1.0 = exceeded useful life.



#### **Facilities Conditions Assessments**

**FCI - Facility Condition Index**: A numeric score between 0 and 1 which quantifies the condition of a site/ building facility or group of building facilities on the same site.

FCI = Sum of all [SCIs x relative value of each system or component as a percentage of the total value of the facility]. As with the SCI, 0 = new and 1.0 = exceeded useful life. This score allows us to compare the condition of facilities against other facilities in a school division and also against the average or median FCI conditions for the school division.



School Site	: Norview Elementary Sc	hool				School Site: Norview Elementary School							
School Building Date	: 1952 Assess	ment Date:	2024 Summer	Initials:	GG		School Building Dat	e: 1952	Assessi	nent Date:	2024 Summer	Initials:	MM
HVAC SYSTEMS ASSESSMENT							ELECTRICAL SYSTEMS ASSESSMENT						
HVAC Delivery Systems and Components	Life Year Age	~ Est. %	Age-based Observation-	SCI Factor	Location	S	Electrical Service & Distribution	Life	Year Age	~ Est. %	Age-based Observation-	SCI Factor	Remar
Unit Ventilators - Heating & Cooling	(Frs) Installed		1 000		Remarks		V I I tility Transformer	(Yrs)	Installed	15	SCI based SCI	0.150	
Heat Pumps - Air-to-Air	20 1952 72		1.000			U	X Otility Transformer	40	1952 72	15	1.000	0.150	
Heat Pumps - Water-to-Air	25 1952 72		1.000			<b>U</b>	Electrical Primary Switchgear	40	1952 72	25	1.000	0.250	<b>—</b>
Fan-Powered VAV Boxes with Reheat	25 1952 72		1.000			Ĕ	X [120/208] Rower Distribution	40	1952 72	25	1.000	0.250	
Constant Volume Multi-Zone Air Handler	20 1952 72		1.000				X [120/208] Power Distribution	40	1952 72	35	1.000	0.550	<b>—</b>
Variable Air Volume Multi-Zone Air Handler	20 1952 72		1.000			S S S S S S S S S S S S S S S S S S S	[277/480] Dower Distribution	40	1952 72		1.000		
X DX Boofton Unit	20 1992 32	4	1.000	0.040			[2777480] Power Distribution	40	2000 24	25	1.000	0.150	
DX Rooftop Unit with Hot Water Coil	20 1952 32		1.000	0.040			X Opgraded.Branch Circuit Panels [120/208]	40	2000 24	25	1,000	0.150	
Package Roofton Unit	20 1952 72		1.000				[] Power Distribution	40	1952 72		1.000		
Indeer Ventilation Unit	20 1952 72		1.000			0 0	Transformers	40	1952 72		1.000		
Reaften Ventilation Unit	20 1052 72		1.000			č ()	Other:						
Energy Recovery Unit	25 1952 72		1.000				Total Electrical Service & Distributi	on		100	System Condition Index	0.900	
	20 1952 72		1.000							100	System condition muex	0.500	
Split System HV/AC Linits	20 2009 15	88	0.750	0.660	1.2	Õ		Life	Year		Age-based Observation-		
Wall-mounted Package Units	20 2003 13		1,000	0.000	1,2		Electrical Power Systems & Components	(Yrs)	Installed	~ Est. %	SCI based SCI	SCI Factor	Remark
Window Units	10 1952 72		1.000				X General Purpose Plug Outlets	40	1952 72	40	1.000	0.400	
Bestroom / Locker Boom Exhaust Systems	20 1992 32	2	1.000	0.020			Special Purpose Plug Outlets	40	1952 72		1.000		
Kitchen Exhaust Systems	20 1992 32	6	1.000	0.020			Clean Power Plug Outlets	40	1952 72		1 000		
Other	25 1992 32		1.000	0.060			X HVAC Systems Power	40	1992 32	60	0.800	0.480	
Other:							Other:	40	1552 52	00	0.000	0.400	<b>—</b>
Total HVAC Delivery System and Component	ts	100	System Condition Index	0.780		S S	Tatal Flatticel Bound Sustance & Commons			100	Custom Condition Indon		L
VAC Control Plant Systems and Components	Life Year	~ Ect %	Age-based Observation-	SCI Eactor	Location	00 00	Total Electrical Power Systems & Component	nts		100	System Condition Index	0.880	
Ac central Plant Systems and components	(Yrs) Installed Age	ESL. 70	SCI based SCI	SCIFACION	Remarks		Electrical Lighting Systems	Life	Year	~ Est. %	Age-based Observation-	SCI Factor	Locatior
Boiler [Gas] [Propane] [Oil ] [Electric]	30 1952 <b>72</b>		1.000	#DIV/0!		s d		(Yrs)	Installed	2001/0	SCI based SCI		Remarks
Chiller	25 1952 72		1.000	#DIV/0!			X Classrooms	25	1952 72	20	1.000	0.200	1
Cooling Tower	20 1952 72		1.000	#DIV/0!		O V	Classrooms	25	1952 72		1.000		
Economizing Equipment	25 1952 <b>72</b>		1.000	#DIV/0!		<b>D H</b>	Lab Spaces	25	1952 72		1.000		
2 Pipe Hydronic System	50 1952 72		1.000	#DIV/0!			Lab Spaces	25	1952 72		1.000		
4 Pipe Hydronic System	50 1952 72		1.000	#DIV/0!			X Corridors	25	1952 72	15	1.000	0.150	1
Pumps - Hot Water	25 1952 72		1.000	#DIV/0!			Commons	25	1952 72		1.000		
Pumps - Cold Water	25 1952 72		1.000	#DIV/0!		() O	X Office and Conference Space	25	1952 72	10	1.000	0.100	1
Geothermal Loop	50 1952 72		1.000	#DIV/0!			X Library / Media Center	25	1952 72	10	1.000	0.100	1
Storage Tank	25 1952 72		1.000	#DIV/0!		<u>+-</u>	X Cafeteria / Kitchen	25	1952 72	10	1.000	0.100	1
Other:							Gymnasium	25	1952 72		1.000		
-	·		<u> </u>			0	X Large Assembly	25	1952 72	10	1.000	0.100	1
otal HVAC Central Plant Systems and Component	ts		System Condition Index	#DIV/0!			X Stage Specialty	25	1952 72	10	1.000	0.100	1
							X Lighting Control Occupancy Sensors	25	1952 72		1.000		
VAC Control Systems	Life Year Age	~ Est. %	ge-based Observation-	SCI Factor	Location	0	Emergency Lighting	25	1952 72		1.000		
	(Yrs) Installed		SCI based SCI	Je. I decor	Remarks	()	X Exterior Building Lighting	25	1952 72	5	1.000	0.050	1
Direct Digital Controls	25 1952 72		1.000			0	X Parking Lot Lighting	25	2000 24	10	0.960	0.096	
Pneumatic Controls	25 1952 72		1.000				X Other:						
Thermostats	20 <b>1992</b> 32	100	1.000	1.000									
Total HVAC Control System	s	100	System Condition Index	1.000			Total Electrical Lighting Syste	ms		100	System Condition Index	0.996	
HVAC Delivery Systems	SCI 0.780 x	90% In	mportance Factor =	0.702			Electrical Service & Distribution	SCI	0.900 x	30%	Importance Factor =	0.270	
HVAC Central Plant Systems and Components	SCI SI V	30% In	mportance Factor =	01702			Electrical Power Systems & Components	SCI	0.880 x	30%	Importance Factor =	0.264	
HVAC Control Systems	SCI 1.000	10%	mportance Factor =	0.100			Electrical Lighting Systems	SCI	0.996 x	40%	Importance Factor =	0.398	
	JCI 1.000 X	1070		0.100			Electrical Electrical Systems	501	0.550	4070		0.558	
HVAC Systems Condition Index [SCI] 0.802   Electrical Systems Condition Index [SCI] 0.932													
Norfolk Pub	lic Scho	ols			F۵C		MENTS						H
					173								

		School Site:	Norvie	ew Elen	nentary	/ Schoo			
			Asses	sment Date:	2024	Summer		Initials:	CMR
		School Building Date:	1952	1978			SCI AVG		
		School Building Area [SF]:	57,640				57,640	Total SF	
~		BUILDING SYSTEMS & COMPONENTS	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	Importance Factor Weight [ES]	
		STRUCTURAL FLOOR SYSTEMS	0.720				0.7200	0.0678	
		STRUCTURAL WALL / FRAME SYSTEMS	0.900				0.9000	0.1066	
0		STRUCTURAL ROOF SYSTEMS	0.720				0.7200	0.0806	
	5	EXTERIOR WALL SYSTEMS	0.948				0.9475	0.0718	
	Ő	ROOFING SYSTEMS	0.900				0.9005	0.1155	
		DOOR SYSTEMS	0.872				0.8723	0.0156	
5		WINDOW SYSTEMS	0.988				0.9875	0.0452	
	<sup>(0)</sup>	INTERIOR FLOORING SYSTEMS	0.674				0.6740	0.0340	
+		INTERIOR WALL SYSTEMS	0.696				0.6955	0.0302	
		INTERIOR WALL FINISH SYSTEMS	0.575				0.5750	0.0044	
ž		INTERIOR CEILING SYSTEMS	0.813				0.8130	0.0060	
		SPECIALTIES COMPONENTS	0.633				0.6325	0.0152	
0		EQUIPMENT COMPONENTS	0.463				0.4625	0.0110	
()	0)	FURNISHINGS [BUILT-IN] COMPONENTS	0.832				0.8320	0.0212	
		FURNISHINGS [LOOSE] COMPONENTS	0.492				0.4921	0.0395	
	()	ELEVATOR SYSTEMS						0.0011	
		FIRE PROTECTION SYSTEMS	1.000				1.0000	0.0156	
Ð	U)	PLUMBING SYSTEMS	0.757				0.7570	0.0458	
		HVAC SYSTEMS	0.802				0.8020	0.1695	
		ELECTRICAL SYSTEMS	0.932				0.9324	0.0650	
		ELECTRICAL SPECIAL SYSTEMS	1.000				1.0000	0.0384	
()		BUILDING FACILITY CONDITION INDEX	0.8214				0.8214	0.8451	0.6941
		SITE SYSTEMS & COMPONENTS	0 7995				0.800	0 8667	
		SITE PLAYGROUNDS & ATHLETICS	0.6950				0.695	0.1333	
		 SITE FACILITY CONDITION INDEX					0.7856	0.1549	0.1217
				CAN	IPUS FACILIT		IINDEX		0.8158

#### SCI Scoring Legend

1.000 = Building System or Building Component Life Exceeded - Replace Immediately 0.750 = Building System or Building Component Life Remaining = 25% 0.500 = Building System or Building Component Life Remaining = 50% 0.250 = Building System or Building Component Life Remaining = 75% 0.000 = Building System or Building Component Life Remaining = 100% [New] Norfolk Public Schools

#### FACILITIES CONDITIONS ASSESSMENTS

## **DIVISION-WIDE FACILITY CONDITION INDEX SCORES**

SORTED BY FCI - HIG	)	H to L	.(	WC	FCI
School Name		Gross Building Area [SF]		Age of Original Building	Facility Condition Index [FCI] 2024
FACILITY CONDITION INDEX > .6500 = POOR C	0	NDITION			
Granby Elementary School		82,081		76	0.8179
Norview Elementary School		57,640		72	0.8158
Young, PB Elementary School		55,325		70	0.7718
Jacox Elementary School		79,200		75	0.7686
SECEP (former Richard Bowling ES)		60,325		71	0.7578
Tarrallton Elementary School		46,300		60	0.7386
Lindenwood Elementary School		54,900		71	0.7210
Berkley/Campostella Early Childhood Center		46,453		71	0.7121
Madison Career Center (former Easton ES)		37,500		65	0.7026
Chesterfield Academy		58,750		71	0.7021
St. Helena Elementary School		36,074		58	0.6982
Ghent K-8 School		60,800		46	0.6812
Lake Taylor K-8 School		118,926		59	0.6774
Sewells Point Elementary School		60,900		58	0.6766
Willoughby Early Childhood Center (former ES)		58,400		57	0.6758
Northside Middle School		122,675		68	0.6702
Norview Middle School		153,449		29	0.6622
Larrymore Elementary School	1	77,325		67	0.6595

Note: Maury High School is excluded from this list and from the scope of this study because a replacement school design is in the works. Maury High School's FCI was assessed to be .7157 in 2020. A school facility's FCI will typically increase by approximately .0250 per year if no capital renewals are being made, so we can assume that the current FCI is greater than .8000



			FCI
School Name	Gross Building Area [SF]	Age of Original Building	Facility Condition Index [FCI] 2024

#### .6499 > FACILITY CONDITION INDEX > .4001 = FAIR CONDITION

0455 > TACIEITI CONDITION INDEX > 14001 = 1	AIR CONDITIO		
Suburban Park Elementary School	61,980	69	0.6409
Oceanair Elementary School	62,470	68	0.6251
Fairlawn Early Childhood Center (former ES)	58,500	65	0.6249
Norfolk Technical Center	125,938	56	0.6137
Little Creek Elementary School - Nancy	44,500	67	0.6127
Little Creek Elementary School - Tarpon	56,795	70	0.6113
Monroe Elementary School	64,000	34	0.6028
Rosemont Academy for International Studies	126,028	65	0.6024
Calcott Elementary School	65,100	72	0.6007
Azalea Gardens Middle School	120,374	63	0.5999
Ruffner Academy 3-8	146,000	30	0.5902
Ingleside Elementary School	58,500	70	0.5884
Taylor Elementary School	54,786	26	0.5868
Granby High School [1998 Modernization]	292,294	85	0.5859
Tanners Creek Elementary School	83,000	34	0.5852
Bayview Elementary School [1999 Modernization]	83,095	102	0.5786
Lake Taylor High School	261,000	57	0.5639
Willard Elementary School - 1952 + 1990	80,925	72	0.5541
Academy for Discovery at Lakewood 3-8	140,000	33	0.5513
Norview High School	282,272	20	0.5367
Sherwood Forest Elementary School	66,340	67	0.5352
Blair Middle School [2007 Modernization]	241,597	102	0.5150
Booker T. Washington High School	265,000	50	0.4383

				FCI
School Name		Gross Building Area [SF]	Age of Original Building	Facility Condition Index [FCI] 2024
.4000 > FACILITY CONDITION INDEX = GOOD C	0	NDITION		
Coleman Place Elementary School		96,818	17	0.3989

4000 > FACILITY CONDITION INDEX = GOOD CO	NDITION		
Coleman Place Elementary School	96,818	17	0.3989
Crossroads PK-8	146,923	12	0.3269
Southside K-8 Stem Academy @ Campostella	181,056	8	0.2590
Bowling, Richard Elementary School	101,060	8	0.2408
Ocean View Elementary School	92,286	7	0.2042
Larchmont Elementary School	89,662	7	0.2014
Camp Allen Elementary	97,630	4	0.1383

### **DIVISION-WIDE FACILITY CONDITION INDEX SCORES**

SORTED BY SCHOO		L TYP	È.	FCI
School Name		Gross Building Area [SF]	Age of Original Building	Facility Condition Index [FCI] 2024
HIGH SCHOOLS				
Granby High School [1998 Modernization]		292,294	85	0.5859
Lake Taylor High School		261,000	57	0.5639
Norview High School		282,272	20	0.5367
Booker T. Washington High School		265,000	50	0.4383
MIDDLE SCHOOLS				
Northside Middle School		122,675	68	0.6702
Norview Middle School		153,449	29	0.6622
Azalea Gardens Middle School		120,374	63	0.5999
Blair Middle School [2007 Modernization]		241,597	102	0.5150
HYBRID GRADE CONFIGURATION SCHOOLS & AC	A	DEMIES		
SECEP (former Richard Bowling ES)		60,325	71	0.7578
Ghent K-8 School		60,800	59	0.6812
Lake Taylor K-8 School		118,926	46	0.6774
Rosemont Academy for International Studies		126,028	65	0.6024
Ruffner Academy 3-8		146,000	30	0.5902
Academy for Discovery at Lakewood 3-8		140,000	33	0.5513
Crossroads PK-8		146,923	12	0.3269
Southside K-8 Stem Academy @ Campostella		181,056	8	0.2590

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			FCI
School Name	Gross Building Area [SF]	Age of Original Building	Facility Condition Index [FC1] 2024

#### ELEMENTARY SCHOOLS Granby Elementary School 82,081 72 0.8179 Norview Elementary School 57,640 76 0.8158 Young, PB Elementary School 55,325 70 0.7718 **Jacox Elementary School** 75 0.7686 79,200 **Tarrallton Elementary School** 46,300 60 0.7386 Lindenwood Elementary School 54,900 71 0.7210 **Chesterfield Academy** 58,750 71 0.7021 St. Helena Elementary School 58 0.6982 36,074 Sewells Point Elementary School 60,900 67 0.6766 58 0.6595 Larrymore Elementary School 77,325 0.6409 Suburban Park Elementary School 61,980 68 **Oceanair Elementary School** 62,470 69 0.6251 72 0.6127 Little Creek Elementary School - Nancy 44,500 Little Creek Elementary School - Tarpon 56,795 70 0.6113 67 0.6028 Monroe Elementary School 64,000 Calcott Elementary School 65,100 70 0.6007 Ingleside Elementary School 58,500 102 0.5884 54,786 34 0.5868 **Taylor Elementary School** 34 0.5852 **Tanners Creek Elementary School** 83,000 Bayview Elementary School [1999 Modernization] 83*,*095 26 0.5786 Willard Elementary School - 1952 + 1990 72 0.5541 80,925 Sherwood Forest Elementary School 66,340 67 0.5352 17 0.3989 **Coleman Place Elementary School** 96,818 Bowling, Richard Elementary School 0.2408 101,060 8 **Ocean View Elementary School** 92,286 7 0.2042 0.2014 Larchmont Elementary School 89,662 7 **Camp Allen Elementary** 97,630 0.1383

			FCI
School Name	Gross Building Area [SF]	Age of Original Building	Facility Condition Index [FCI] 2024
EARLY CHILDHOOD CENTERS			
Berkley/Campostella Early Childhood Center	46,453	71	0.7121
Willoughby Early Childhood Center (former ES)	58,400	57	0.6758
Fairlawn Early Childhood Center (former ES)	58,500	65	0.6249
TECHNICAL & CAREER CENTERS			
Madison Career Center (former Easton ES)	37,500	65	0.7026
Norfolk Technical Center	125,938	56	0.6137

#### Interpreting the Facilities Conditions Assessment Data

Generally accepted standards for FCI – Facility Condition Index ratings:

FCI > .6500	= Poor Condition
.4001 < FCI < .6499	= Fair Condition
.4000 > FCI	= Good Condition

In the previous 2020 Facilities Conditions Assessment Update:

Twenty-two (22) of fifty (50), or 44%, of Norfolk School Facilities had an FCI greater than .6500 (Poor Condition)

In the **2025** Facilities Conditions Assessment Update:

Nineteen (19) of forty-nine (49), or 39%, of Norfolk School Facilities have an FCI greater than .6500.

This is a significant improvement over the last 5 years year and is indicative of the increased levels of funding that Norfolk Public Schools and the City of Norfolk have committed to supporting Capital Renewals, as well as to the influx of federal funds from the CARES Act supporting HVAC renovation projects!

#### **Interpreting the Facilities Conditions Assessment Data**

#### Schools showing the most improvement in Facility Condition Index Score from 2020 to 2025:

	FCI Change	Improvements Accomplished:
Booker T. Washington High School	32%	Roofing Systems Replacement + HVAC Systems Replacement
Calcott Elementary School	25%	Roofing Systems Replacement + HVAC Systems Replacement
Ingleside Elementary School	24%	Roofing Systems Replacement + HVAC Systems Replacement
Sherwood Forest Elementary School	24%	Roofing Systems Replacement + HVAC Systems Replacement
Willard Elementary School	21%	Roofing Systems Replacement + HVAC Systems Replacement
Azalea Gardens Middle School	17%	HVAC Systems Replacement
Lake Taylor High School	15%	Roofing Systems Replacement + Part HVAC Systems Replacement
Rosemont Academy for International Studies	14%	Roofing Systems Replacement + HVAC Systems Replacement
Oceanair Elementary School	13%	Roofing Systems Replacement + HVAC Systems Replacement
Suburban Park Elementary School	10%	HVAC Systems Replacement
Larrymore Elementary School	8%	Roofing Systems Replacement
Little Creek - Tarpon Elementary School	7%	HVAC Systems Replacement
Little Creek - Nancy Elementary School	6%	HVAC Systems Replacement



#### **Interpreting the Facilities Conditions Assessment Data**

#### **Comparative School Facility Age:**

The average age of NPS' five (5) High Schools is 65 years old.

The average age of NPS's five (5) Middle Schools is 65 years old.

The average age of NPS's six (6) K-8 or 3-8 Schools is 32 years old.

The average age of NPS's thirty (30) Elementary Schools and Early Childhood Centers is 49 years old.

The average age of all forty-nine (49) NPS School Facilities is 55 years old.

According to the USDoE National Center for Educational Statistics (NCES), the national average age of all school facilities nationwide is **49 years**, and the average age of school facilities in the US Southeast Region is **44 years**. Therefore, NPS school facilities are, on average, **6 years older than the national average** and **11 years older than the regional average**.



#### **Identifying and Budgeting Capital Renewal Needs**

#### **Definitions:**

*Capital Replacement* – A facilities project that replaces an older facility with a new facility of equal size.

*Current Capital Replacement Value* - The cost to totally replace a school facility of equal size and character to the existing school in today's dollars, including soft costs such as design, testing and contingencies, based on the existing facility's total gross building area.

**Capital Renewal** – A facilities project that replaces a school building system and/or component that has reached the end of its useful life.

*Current Capital Renewal Value* - The cost to totally replace a school building's systems and components in today's dollars, including soft costs such as design, testing and contingencies, based on the existing facility's total gross building area. This renewal cost is less than replacement cost because building structural elements and infrastructure are typically not included in renewal strategies. This dollar value is usually equated to the cost of a full *Renovation*.

**Deferred Maintenance** – Necessary Capital Renewal Replacements to facilities and infrastructure assets that get delayed or rescheduled into the future due to limited resources.



### **Identifying and Budgeting Capital Renewal Needs**

Concerns for the condition of the nation's infrastructure resulted in a 1990 study by the Building Research Board of the National Research Council.

In their report: **Committing to the Cost of Ownership: Maintenance and Repair of Public Buildings**, the Building Research Council's conclusions and recommendations are based on the finding that underfunding of maintenance and repair is a widespread and persistent problem...

"To overcome this problem, maintenance and repair (capital renewal) budgets should be structured to explicitly identify the expenditures associated with routine maintenance and repair and activities to reduce the backlog of deferred maintenance. The council concluded that an appropriate total budget allocation for routine maintenance and capital renewal is in the range of **2 to 4 percent of the aggregate current renewal value** of those facilities (excluding major infrastructure).

When a backlog of deferred maintenance has been allowed to accumulate, spending must exceed this minimum level until the backlog has been eliminated."



School Site: Norview Elementary School																		
			Asses	sment Date:	2024	Summer		Initials:	CMR		Capital Renewal							
		School Building Date:	1952	1978			SCI AVG					Duio				-1-		
		School Building Area [SF]:	57,640				57,640	Total SF				Priorities & Budgets						
×		BUILDING SYSTEMS & COMPONENTS	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	System Condition Index [SCI]	Importance Factor Weight [ES]		Systems Replacemen Cost in 2025 Dollars / SF	t Capit 2	riority 1 mated Cost of ral Renewals SCI > .9] 025 \$\$\$	Priority 2 Estimated Cost of Capital Renewals [.9 > SCl > .8] 2025 \$\$\$	F Estii Capit [.8 2	Priority 3 mated Cost of cal Renewals > SCI > .7] .025 \$\$\$	Prior Estimat Capital R [.7 > So 2025	rity 4 ied Cost of Renewals CI > .6] 5 \$\$\$	
Ð		STRUCTURAL FLOOR SYSTEMS	0.720				0.7200	0.0678		\$ 5.78	\$	-	\$ -	\$	333,278	\$	-	
0		STRUCTURAL WALL / FRAME SYSTEMS	0.900				0.9000	0.1066		\$ 9.09	Ş	524,004	\$ -	Ş	-	\$	-	
Ĕ	40	STRUCTURAL ROOF SYSTEMS	0.720				0.7200	0.0806		\$ 6.87	Ş	-	Ş -	Ş	396,198	Ş	-	
		EXTERIOR WALL SYSTEMS	0.948				0.9475	0.0718		\$ 6.12	Ş	352,941	Ş -	Ş	-	Ş	-	
	0		0.900				0.9005	0.1155		\$ 49.25	Ş	2,838,765	\$ -	Ş	-	Ş	-	
		DOOR SYSTEMS	0.872				0.8723	0.0156		\$ 6.65	Ş	-	\$ 322,300	ļŞ	-	Ş	-	
litio	umma		0.988				0.9875	0.0452		\$ 19.27	<mark>&gt;</mark>	/32,000	\$ - ¢	Ş	-	Ş		
			0.674				0.6740	0.0340		\$ 14.50	Ş	-	\$ - ¢	Ş	-	> i c	149 451	
			0.575				0.5750	0.0302		\$ 2.50 \$ 1.89	¢		\$ - \$ -	ç		<mark>ې</mark> د	140,431	
0			0.813				0.8130	0.0044		\$ 2.56	¢ ¢	_	\$ 147.468	l s	_	¢ ¢	_	
			0.633				0.6325	0.0152		\$ 6.48	Ś	-	\$ -	l Ý S	-	\$	373 586	
0			0.463				0.4625	0.0110		\$ 4.69	Ś	-	\$ -	Ś	-	Ś	-	
()	S	FURNISHINGS [BUILT-IN] COMPONENTS	0.832				0.8320	0.0212		\$ 9.04	Ś	-	\$ 521.055	Ś	-	Ś	-	
		FURNISHINGS [LOOSE] COMPONENTS	0.492				0.4921	0.0395		\$ 16.84	\$	-	\$ -	s i	-	Ś	-	
	()	ELEVATOR SYSTEMS						0.0011		\$ 0.47	Ś	-	\$ -	Ś	-	\$	-	
		FIRE PROTECTION SYSTEMS	1.000				1.0000	0.0156		\$ 6.65	\$	383,418	\$ -	Ś	-	\$	-	
Ð	0)	PLUMBING SYSTEMS	0.757				0.7570	0.0458		\$ 19.53	\$	-	\$ -	\$	1,125,675	\$	-	
		HVAC SYSTEMS	0.802				0.8020	0.1695		\$ 72.28	\$	-	\$ 4,265,360	\$	-	\$	-	
0		ELECTRICAL SYSTEMS	0.932				0.9324	0.0650		\$ 27.72	\$	1,597,573	\$ -	\$	-	\$	-	
		ELECTRICAL SPECIAL SYSTEMS	1.000				1.0000	0.0384		\$ 8.19	\$	471,899	\$ -	\$	-	\$	-	
S		BUILDING FACILITY CONDITION INDEX	0.8214				0.8214	0.8451	0.6941									
		SITE SYSTEMS & COMPONENTS	0.7995				0.800	0.8667		\$ 33.88	\$	-	\$-	\$	1,952,665	\$	-	
		SITE PLAYGROUNDS & ATHLETICS	0.6950				0.695	0.1333		\$ 10.42	\$	-	\$-	\$	-	\$	600,647	
		SITE FACILITY CONDITION INDEX					0.7856	0.1549	0.1217									
CAMPUS FACILITY CONDITION INDEX											\$	6,900,600	\$ 5,256,183	\$	3,807,816	\$ 1,9	958,338	

#### SCI Scoring Legend

1.000 = Building System or Building Component Life Exceeded - Replace Immediately 0.750 = Building System or Building Component Life Remaining = 25% 0.500 = Building System or Building Component Life Remaining = 50% 0.250 = Building System or Building Component Life Remaining = 75% 0.000 = Building System or Building Component Life Remaining = 100% [New] **Norfolk Public Schools** 

\$ 17,922,938 \$

310.95 /SF

### **FACILITY CONDITION INDEX & PRIORITY 1 - 4 CAPITAL RENEWAL NEEDS**

SORTED BY SCHOOL TYPE				Replace	Renov	vate	Estimate	d Cost of Capital Ren	ewal Replacements	Capital Renewal				
School Name	Gross Building Area [SF]	Age of Original Building	Facility Condition Index [FCI] 2024	Current Capital Replacement Value 2025 \$\$\$	Curre Capit Renev Valu 2025 \$	ent tal wal ie \$\$\$	Priority 1 Estimated Cost of Capital Renewals [SCI > .9] 2025 \$\$\$	Priority 2Priority 3Estimated Cost of Capital RenewalsEstimated Cost of Capital Renewals[.9 > SCI > .8] 2025 \$\$\$[.8 > SCI > .7] 2025 \$\$\$		Priority 4 Estimated Cost of Capital Renewals [.7 > SCI > .6] 2025 \$\$\$	Priority 1+2+3+4 Estimated Cost of Capital Renewals [SCI > .6] 2025 \$\$\$	Capital Renewal Cost / SF 2025 \$\$\$	Cost of SCI > .6 Capital Renewals / Cost to Replace	Cost of SCI > .6 Capital Renewals / Cost to Renovate
HIGH SCHOOLS														
Granby High School [1998 Modernization]	292,294	85	0.5859	\$ 156,739,179	\$ 120,7	31,357	\$ 1,600,713	\$ 24,552,696	\$ 11,315,077	\$ 27,843,456	\$ 65,311,942	\$ 223	41.67%	54.10%
Lake Taylor High School	261,000	57	0.5639	\$ 139,958,144	\$ 107,8	05,443	\$ 3,684,795	\$ 7,484,244	\$ 19,867,851	\$ 17,202,296	\$ 48,239,186	\$ 185	34.47%	44.75%
Norview High School	282,272	20	0.5367	\$ 151,365,001	\$ 116,5	91,793	\$ -	\$ 2,465,450	\$ 35,684,481	\$ 29,403,563	\$ 67,553,494	\$ 239	44.63%	57.94%
Booker T. Washington High School	265,000	50	0.4383	\$ 142,103,097	\$ 109,4	57,634	\$ 380,311	\$ -	\$ 7,608,696	\$ 29,046,797	\$ 37,035,804	\$ 140	26.06%	33.84%
MIDDLE SCHOOLS														
Northside Middle School	122,675	68	0.6702	\$ 65,783,009	\$ 43,5	93,592	\$ 10,987,177	\$ 5,492,485	\$ 9,623,327	\$ 5,149,335	\$ 31,252,324	\$ 255	47.51%	71.69%
Norview Middle School	153,449	29	0.6622	\$ 82,285,200	\$ 54,5	29,391	\$ 7,282,538	\$ 24,253,877	\$ 9,691,877	\$ 1,040,363	\$ 42,268,654	\$ 275	51.37%	77.52%
Rosemont Academy for International Studies	126,028	65	0.6024	\$ 67,581,015	\$ 44,7	85,108	\$ 8,550,386	\$ 4,008,938	\$ 8,323,449	\$ 4,501,189	\$ 25,383,962	\$ 201	37.56%	56.68%
Azalea Gardens Middle School	120,374	63	0.5999	\$ 64,549,125	\$ 42,7	75,912	\$ 10,389,037	\$ 5,069,175	\$ 1,927,888	\$ 6,808,175	\$ 24,194,275	\$ 201	37.48%	56.56%
Blair Middle School [2007 Modernization]	241,597	102	0.5150	\$ 129,553,516	\$ 85,8	53,523	\$-	\$ 1,885,238	\$ 19,563,205	\$ 13,167,615	\$ 34,616,058	\$ 143	26.72%	40.32%
HYBRID GRADE CONFIGURATION SCHOOLS & AC	ADEMIES													
SECEP (former Richard Bowling ES)	60,325	71	0.7578	\$ 27,671,663	\$ 20,5	54,848	\$ 3,741,104	\$ 5,414,682	\$ 5,000,283	\$ 4,911,541	\$ 19,067,610	\$ 316	68.91%	92.76%
Ghent K-8 School	60,800	46	0.6812	\$ 32,603,276	\$ 21,6	05,791	\$ 2,639,216	\$ 9,148,985	\$ 2,470,945	\$ 2,167,372	\$ 16,426,517	\$ 270	50.38%	76.03%
Lake Taylor K-8 School	118,926	59	0.6774	\$ 63,772,652	\$ 42,2	61,353	\$ 6,409,505	\$ 9,989,784	\$ 4,817,524	\$ 8,582,478	\$ 29,799,291	\$ 251	46.73%	70.51%
Ruffner Academy 3-8	146,000	30	0.5902	\$ 78,290,763	\$ 51,8	82,326	\$ -	\$ 12,264,000	\$ 10,367,640	\$ 13,573,527	\$ 36,205,167	\$ 248	46.24%	69.78%
Academy for Discovery at Lakewood 3-8	140,000	33	0.5513	\$ 75,073,334	\$ 49,7	50,176	\$ 2,116,254	\$ 931,271	\$ 10,261,517	\$ 10,664,696	\$ 23,973,738	\$ 171	31.93%	48.19%
Crossroads PK-8	146,923	12	0.3269	\$ 78,785,710	\$ 52,2	10,322	\$ -	\$ -	\$ 1,146,474	\$ -	\$ 1,146,474	\$ 8	1.46%	2.20%
Southside K-8 Stem Academy @ Campostella	181,056	9	0.2590	\$ 97,089,125	\$ 64,3	39,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%

Note: Maury High School is excluded from this list and from the scope of this study because a replacement school design is in the works. Maury High School's FCI was assessed to be .7157 in 2020. A school facility's FCI will typically increase by approximately .0250 per year if no capital renewals are being made, so we can assume that the current FCI is greater than .8000



## FACILITY CONDITION INDEX & PRIORITY 1 - 4 CAPITAL RENEWAL NEEDS

SORTED BY SCHOO	FCI	Replace	Renovate	Estimate	d Cost of Capital Ren	ewal Replacements b	Capital Renewal						
School Name	Gross Building Area [SF] Area		Facility Condition Index [FCI] 2024	Current Capital Replacement Value 2025 \$\$\$	Current Capital Renewal Value 2025 \$\$\$	Priority 1 Estimated Cost of Capital Renewals [SCI > .9] 2025 \$\$\$	Priority 2 Estimated Cost of Capital Renewals [.9 > SCl > .8] 2025 \$\$\$ Priority 3 Estimated Cost of Capital Renewals [.8 > SCl > .7] 2025 \$\$\$		Priority 4 Estimated Cost of Capital Renewals [.7 > SCl > .6] 2025 \$\$\$	Priority 1+2+3+4 Estimated Cost of Capital Renewals [SCI > .6] 2025 \$\$\$	Capital Renewal Cost / SF 2025 \$\$\$	Cost of SCI > .6 Capital Renewals / Cost to Replace	Cost of SCI > .6 Capital Renewals / Cost to Renovate
ELEMENTARY SCHOOLS													
Granby Elementary School	82,081	72	0.8179	\$ 37,651,351	\$ 27,967,882	\$ 9,901,977	\$ 2,777,588	\$ 11,302,948	\$ 1,382,494	\$ 25,365,008	\$ 309	67.37%	90.69%
Norview Elementary School	57,640	76	0.8158	\$ 26,440,027	\$ 19,639,974	\$ 6,900,600	\$ 5,256,183	\$ 3,807,816	\$ 1,958,338	\$ 17,922,938	\$ 311	67.79%	<b>91.26%</b>
Young, PB Elementary School	55,325	70	0.7718	\$ 25,378,114	\$ 18,851,172	\$ 7,287,317	\$ 2,917,802	\$ 4,076,688	\$ 2,419,957	\$ 16,701,764	\$ 302	65.81%	88.60%
Jacox Elementary School	79,200	75	0.7686	\$ 36,329,808	\$ 26,986,224	\$ 9,947,136	\$ 4,413,918	\$ 5,620,860	\$ 1,482,563	\$ 21,464,477	\$ 271	59.08%	<b>79.54%</b>
Tarrallton Elementary School	46,300	60	0.7386	\$ 21,238,259	\$ 15,776,038	\$ 2,105,937	\$ 7,216,426	\$ 1,374,085	\$ 3,473,662	\$ 14,170,111	\$ 306	66.72%	89.82%
Lindenwood Elementary School	54,900	71	0.7210	\$ 25,183,163	\$ 18,706,360	\$ 2,336,288	\$ 3,998,319	\$ 2,487,047	\$ 7,040,409	\$ 15,862,063	\$ 289	62.99%	84.80%
Chesterfield Academy	58,750	71	0.7021	\$ 26,949,195	\$ 20,018,190	\$ 6,456,825	\$ 3,784,259	\$ 1,096,248	\$ 3,639,462	\$ 14,976,794	\$ 255	55.57%	74.82%
St. Helena Elementary School	36,074	58	0.6982	\$ 16,547,494	\$ 12,291,680	\$ 1,685,141	\$ 2,771,344	\$ 1,069,984	\$ 2,471,416	\$ 7,997,885	\$ 222	48.33%	65.07%
Sewells Point Elementary School	60,900	67	0.6766	\$ 27,935,421	\$ 20,750,771	\$ 5,385,836	\$ 2,604,507	\$ 767,618	\$ 7,063,528	\$ 15,821,489	\$ 260	56.64%	76.25%
Larrymore Elementary School	77,325	58	0.6595	\$ 35,469,728	\$ 26,347,346	\$ 2,757,752	\$ 3,330,158	\$ 2,936,447	\$ 9,577,611	\$ 18,601,967	\$ 241	52.44%	70.60%
Suburban Park Elementary School	61,980	68	0.6409	\$ 28,430,827	\$ 21,118,765	\$ 3,631,710	\$ 886,946	\$ 10,342,216	\$ 921,832	\$ 15,782,704	\$ 255	55.51%	74.73%
Oceanair Elementary School	62,470	69	0.6251	\$ 28,655,595	\$ 21,285,725	\$ 4,808,766	\$ 2,508,196	\$ 3,758,764	\$ 1,046,325	\$ 12,122,051	\$ 194	42.30%	56.95%
Little Creek Elementary School - Nancy	44,500	72	0.6127	\$ 20,412,582	\$ 15,162,714	\$ 766,593	\$ 3,811,334	\$ 2,199,871	\$ 2,878,282	\$ 9,656,079	\$ 217	47.30%	63.68%
Little Creek Elementary School - Tarpon	56,795	70	0.6113	\$ 26,052,417	\$ 19,352,053	\$ 464,981	\$ 6,341,657	\$ 1,768,386	\$ 2,808,471	\$ 11,383,495	\$ 200	43.69%	58.82%
Monroe Elementary School	64,000	67	0.6028	\$ 29,357,421	\$ 21,807,050	\$ 949,692	\$ 7,149,850	\$ -	\$ 6,646,292	\$ 14,745,833	\$ 230	50.23%	67.62%
Calcott Elementary School	65,100	70	0.6007	\$ 29,862,001	\$ 22,181,859	\$ 2,865,942	\$ 2,738,360	\$ 5,833,841	\$ 1,808,224	\$ 13,246,367	\$ 203	44.36%	59.72%
Ingleside Elementary School	58,500	102	0.5884	\$ 26,834,517	\$ 19,933,006	\$ 3,351,849	\$ 1,140,029	\$ 2,877,628	\$ 4,349,057	\$ 11,718,563	\$ 200	43.67%	58.79%
Taylor Elementary School	54,786	34	0.5868	\$ 25,130,870	\$ 18,667,516	\$ 448,533	\$ 4,742,191	\$ 4,631,286	\$ 3,579,481	\$ 13,401,491	\$ 245	53.33%	71.79%
Tanners Creek Elementary School	83,000	34	0.5852	\$ 38,072,905	\$ 28,281,018	\$ 1,443,982	\$ 14,065,292	\$ -	\$ 1,620,941	\$ 17,130,214	\$ 206	44.99%	60.57%
Bayview Elementary School [1999 Modernization]	83,095	26	0.5786	\$ 38,116,483	\$ 28,313,388	\$ -	\$ 680,299	\$ 2,303,095	\$ 8,265,809	\$ 11,249,202	\$ 135	29.51%	39.73%
Willard Elementary School - 1952 + 1990	80,925	72	0.5541	\$ 37,121,082	\$ 27,573,992	\$ 2,957,055	\$ 1,580,417	\$ 4,410,243	\$ 3,690,170	\$ 12,637,885	\$ 156	34.05%	45.83%
Sherwood Forest Elementary School	66,340	67	0.5352	\$ 30,430,801	\$ 22,604,370	\$ 2,143,701	\$ 1,295,581	\$ 3,105,999	\$ 2,730,903	\$ 9,276,184	\$ 140	30.48%	41.04%
Coleman Place Elementary School	96,818	17	0.3989	\$ 44,411,356	\$ 32,989,296	\$ 792,649	\$ -	\$ -	\$ 10,325,077	\$ 11,117,726	\$ 115	25.03%	33.70%
Bowling, Richard Elementary School	101,060	8	0.2408	\$ 46,357,202	\$ 34,434,695	<mark>\$ -</mark>	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
Ocean View Elementary School	92,286	7	0.2042	\$ 42,332,483	\$ 31,445,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
Larchmont Elementary School	89,662	7	0.2014	\$ 41,128,829	\$ 30,550,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
Camp Allen Elementary	97,630	4	0.1383	\$ 44,783,828	\$ 33,265,973	<del>\$</del> -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%

## **FACILITY CONDITION INDEX & PRIORITY 1 - 4 CAPITAL RENEWAL NEEDS**

SORTED BY SCHOO	FCI	Replace	F	Renovate	Estimate	С	apital Renewal									
School Name	Gross Building Area [SF]	Age of Original Building	Facility Condition Index [FCI] 2024	Current Capital Replacement Value 2025 \$\$\$		Current Capital Renewal Value 2025 \$\$\$	Priority 1 Estimated Cost of Capital Renewals [SCI > .9] 2025 \$\$\$	Priority 2 Estimated Cost of Capital Renewals [.9 > SCI > .8] 2025 \$\$\$	Priority 3 Estimated Cost of Capital Renewals [.8 > SCI > .7] 2025 \$\$\$	Priority 4 Estimated Cost o Capital Renewal [.7 > SCl > .6] 2025 \$\$\$	P Es <sup>s</sup> s Ca	riority 1+2+3+4 timated Cost of apital Renewals [SCI > .6] 2025 \$\$\$	Cap Ren Cost 2025	oital ewal t / SF 5 \$\$\$	Cost of SCI > .6 Capital Renewals / Cost to Replace	Cost of SCl > .6 Capital Renewals / Cost to Renovate
EARLY CHILDHOOD CENTERS																
Berkley/Campostella Early Childhood Center	46,453	71	0.7121	\$ 21,308,442	\$	15,828,170	\$ 2,408,863	\$ 2,479,150	\$ 4,487,270	\$ 3,682,27	9 \$	13,057,562	\$	281	61.28%	82.50%
Willoughby Early Childhood Center (former ES)	58,400	57	0.6758	\$ 26,788,646	\$	19,898,933	\$ 2,686,732	\$ 2,029,909	\$ 8,595,216	\$ 150,40	9 \$	13,462,266	\$	231	50.25%	67.65%
Fairlawn Early Childhood Center (former ES)	58,500	65	0.6249	\$ 26,834,517	\$	19,933,006	\$ 868,078	\$ 2,763,880	\$ 574,457	\$ 4,394,72	7 \$	8,601,141	\$	147	32.05%	43.15%
TECHNICAL & CAREER CENTERS																
Madison Career Center (former Easton ES)	37,500	65	0.7026	\$ 17,201,614	\$	12,777,568	\$ 917,710	\$ 2,559,465	\$ 1,430,140	\$ 6,486,39	8 \$	11,393,712	\$	304	66.24%	89.17%
Norfolk Technical Center	125,938	56	0.6137	\$ 67,532,754	\$	52,018,398	\$ 1,052,400	\$ 3,542,172	\$ 9,104,732	\$ 11,073,80	9 \$	24,773,114	\$	197	36.68%	47.62%
	5,176,975	SF		\$ 2,469,483,543	<b>\$ 1</b> ,	,785,487,553	<mark>\$ 145,105,079</mark>	\$ 212,346,055	\$ 257,633,121	\$ 291,030,32	7 \$	906,114,582				
						x 2.00%	(note 1)									
Estimated Ann	ual Expenditure N	lecessary fo	r Capital Ren	newal Replacements	\$	35,709,751	( in 2025 \$\$\$ - Shou	uld be escalated 6% p	per year for construct	ion cost inflation)						
Estimated Annual Expenditure Necessar	y to Accomplish C	apital Rene	wal Replacen	nents Over 20 Years	\$	45,305,729	( in 2025 \$\$\$ - Shou	uld be escalated 6% p	per year for construct	ion cost inflation)						
note 1: The Industry Standard for budgeting of Cap This factor assumes that Capital Renewal Re	ital Renewal Repl eplacements have	acements is not been s	2% of Total ( ignificantly d	Current Capital Renew eferred.	wal Valu	ue per year.	Priority	1 Capital	Renewal	Needs	=	= \$145 N	1			
SCHOOL FACILITIES EXCLUDED from the	SCOPE of this	ASSESSM	ENT STUD	Y			Priority	2 Capital	Renewal	Needs	=	: \$212 N	1			
Madison Alternative Center	75,501	105														
Camp Young	27,398	78					Priority	<b>3</b> Capital	Renewal	Needs	=	= \$258 N				
Coronado Open Campus	13,280	65														
SUPPORT FACILITIES FXCLUDED from the	SCOPF of thi		MENT STU	ŊY			Priority	4 Capital	Renewal	Needs	-	<u>\$291 N</u>				
Bellmore Complex 77.028 56							Driority	1 - 4 Can	ital Ponov	val Nooc	le =		Λ			
Transportation Facility	24,689	29					(all in 20)				13 -	- 4300 N				
Improvements Cost Model (include 20% Soft Co	osts for Design, F	F&E, Techr	nology, and	Contingency)			(all in 20.	25 dollars)								
High School - Current	Capital Replacem	ent Cost/SF	in 2025 \$\$\$	\$ 536.24	\$	413.05	High School - Curre	ent Capital Renewal C	ost/SF in 2025 \$\$\$							
Middle School - Current	Capital Replacem	ent Cost/SF	in 2025 \$\$\$	\$ 465.17	\$	355.36	Middle School - Cu	rrent Capital Renewa	al Cost/SF in 2025 \$\$\$							
Elementary School - Current	\$ 458.71	\$	340.74	Elementary School	- Current Capital Rer	newal Cost/SF in 2025	\$\$\$									



#### PRIORITY 1 & 2 CAPITAL RENEWAL NEEDS :: 10 YEAR PLAN :: \$357 M



#### PRIORITY 1 & 2 CAPITAL RENEWAL NEEDS :: 10 YEAR PLAN :: \$357 M



#### PRIORITIES 1 - 4 CAPITAL RENEWAL NEEDS :: 20 YEAR PLAN :: \$906 M



#### PRIORITIES 1 - 4 CAPITAL RENEWAL NEEDS :: 20 YEAR PLAN :: \$906 M



## **SUMMARY of KEY FINDINGS & RECOMMENDATIONS**

- Key Finding #1: The number of school facilities whose FCI exceeds .6500 (poor condition) has decreased from 22 to 19, or from 44% to 39%, in the last 5 years. This is a significant improvement over the last 5 years and is indicative of the increased levels of funding that Norfolk Public Schools and the City of Norfolk have committed to supporting Capital Renewals, as well as to the influx of federal funds from the CARES Act supporting HVAC renovation projects!
- Recommendation: Continue to fund Capital Renewal Projects at the recommended support level of \$35.7 M per year (+ 6% annual escalation).
- Key Finding #2: The value of Priority 1 & 2 Capital Renewal Projects over the next 10 years is approximately equal to the recommended 2% of total Capital Renewal Value times 10 years. This metric indicates that Norfolk Public Schools has "caught up" with "Deferred Maintenance" of Capital Renewals of major building and site systems in the near term. However; the value of Priority 3 & 4 Capital Renewal Projects from years 10 to 20 is close to 3% of total Capital Renewal Value times 10 years. This is an indication that school facilities are not being replaced as they reach the age of diminishing returns for continued Capital Renewal Investments. This indication is also borne out by the higher average age of Norfolk school facilities as compared to the region and to the nation.
- Recommendation: Without reducing funding of Capital Renewal Projects to take care of the School Facilities that are deemed medium-to-long-term, provide additional funding to support the replacement of aging school facilities as they reach the point of diminishing returns for continued Capital Renewal Investments. This will maximize value received for expenditure of taxpayer dollars toward Capital Improvement Projects (CIP).

Norfolk Public Schools



## **SUMMARY of KEY FINDINGS & RECOMMENDATIONS**

- Key Finding #3: Most of the recent Capital Renewal expenditures have been directed towards HVAC Systems Replacements, Roofing Systems Replacements and Door & Window Systems Replacements as part of the keep students "warm, safe and dry" initiative and this is commendable!
- Recommendation: Expand reach of Capital Renewals Program to include building system and component replacements that contribute towards an improved educational environment such as built-in and loose specialties (i.e. boards), equipment, cabinets and furnishings.
- Key Finding #4: This detailed division-wide Facilities Conditions Assessment is an important tool for fully understanding Norfolk Public School's existing physical plant conditions and Capital Renewal Investment needs.
- Recommendation: Utilize this Facilities Conditions Assessment Data to assist in prioritizing and planning for future Capital Renewal Projects.
- Recommendation: Utilize the data and analysis contained in this report to inform your decision-making process for Long Range School Facilities Master Planning. In particular, utilize Facilities Conditions Assessment Data to develop priorities within a Long-Range Facilities Master Plan to remove high-FCI, high-age schools from the NPS portfolio through replacements or closures and consolidations.
- Recommendation: Update the division-wide Facilities Conditions Assessment every five (5) years.

